Resol. No: __90-181_____ In the matter of: A Resolution adopting the Dry Creek-West Placer Community (General) Plan (GPA-282), Findings Ord. No: of Fact and Statement of Overriding Considerations First Reading: May 14, 1990 RESOLUTION was duly passed by the Board of Supervisors The following of the County of Placer at a regular meeting held Monday, May 14, 1990 by the following vote on roll call: Mahan, Ferreira, Hogg, Fluty, Beland None Noes: Absent: None Signed and approved by me after its passage. Attest: Clerk of said Board

WHEREAS, the Planning Commission of the County of Placer, State of California, has held public hearings on December 13, 1989; January 17, 1990; February 22, 1990; and March 28, 1990 in the time and manner prescribed by law to consider and make recommendation to the Board of Supervisors on the Dry Creek-West Placer Community Plan.

WHEREAS, the Placer County Environmental Review Committee held a public hearing on the EIR on February 21, 1990.

WHEREAS, the Board of Supervisors of the County of Placer, State of California, has held a public hearing on May 14, 1990 in the time and manner prescribed by law to consider the adoption of the Dry Creek-West Placer Community Plan.

WHEREAS, the Board of Supervisors has considered the recommendations of the Placer County Planning Commission, County staff, local community groups, other public agencies, and oral evidence of all individuals wishing to testify.

WHEREAS, the Board of Supervisors finds that the Dry Creek-West Placer Community Plan conforms to all applicable sections of the California Government Code regarding community plans; and

WHEREAS, an Environmental Impact Report (EIR) was prepared and certified for the Dry Creek-West Placer Community Plan in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the EIR indicated several significant environmental effects that would result from approval of the Plan; and

WHEREAS, CEQA and State and County Guidelines adopted pursuant thereto require this Board to make certain findings where the EIR identifies one or more significant effects which would or could result from approval of the Plan; and

WHEREAS, the findings and overriding considerations relied upon by the Board are set forth as follows:

- A. FINDINGS:
- 1. <u>Significant Effect:</u> Implementation of the Dry Creek-West Placer Community Plan will result in a substantial increase in population within the Plan area. (DEIR, page 4-1.)

Finding: The Goals and Policies contained within the Community Development Element of the Community Plan will be implemented to deal with population increases. This will reduce the impact, but not to a less than significant level.

2. <u>Significant Effect:</u> Implementation of the Dry Creek-West Placer Community Plan will result in increased traffic volumes that are deemed significant and unavoidable on a regional basis. (DEIR, page 5-28.)

Finding: The Goals and Policies contained within the Transportation and Circulation Element of the Community Plan will be implemented to address Transportation/Circulation issues. The impacts cannot, however, be reduced to a less than significant level on a regional basis.

3. <u>Significant Effect:</u> Implementation of the Dry Creek-West Placer Community Plan will result in additions to an existing region-wide air quality nonattainment situation including additional vehicular emissions in both the plan area and air basin. (DEIR, page 6-3.)

Finding: The final Goal in the Natural Resources Element of the Community Plan and the corresponding Policy are incorporated to protect Air Resources. In addition, compliance with all Air pollution Control District Rules and Regulations will reduce impacts, but not to a less than significant level.

4. <u>Significant Effect:</u> Implementation of the Dry Creek-West Placer Community Plan will increase run-off and add incrementally to regional flooding concerns. (DEIR, page 9-3.)

Finding: Goals and Policies contained within Public Services Element of the Community Plan will be implemented to deal with drainage and flooding concerns. In addition, several programs (Master Drainage Plan, Flood Damage Prevention Ordinance, Grading Ordinance, Land Development Manual, etc.) will be involved in mitigating impacts. On a cumulative basis, however, the impacts cannot be reduced to a less than significant level.

Significant Effect: Implementation of the Dry Creek-West Placer Community Plan could degrade the surface and sub-surface water quality due to increased contamination from agricultural pesticides and wastes, from erosion and sedimentation within drainageways, run-off from developed areas and septic tank effluent. (DEIR, page 102.)

Finding: Goals and Policies contained within the Public services Element and the Natural Resources Element will be implemented to decrease impacts on water quality. The impacts on a cumulative basis will still be significant, however.

6. <u>Significant Effect:</u> Implementation of the Dry Creek-West Placer Community Plan will result in los and conversion of agricultural lands, riparian and woodlands, and wetlands. (DEIR, page 10-07 and 10-8.)

Finding: Goals and Policies contained within the Natural Resources Element and Open Space Element of the Community Plan will be implemented to minimize impacts on Vegetation and Wildlife. Impacts cannot, however, be reduced to a less than significant level on a cumulative basis.

B. OVERRIDING CONSIDERATIONS

The board has made a reasonable and good faith effort to mitigate potential impacts resulting from this project. The Board has adopted numerous policies, goals, standards, and guidelines to substantially mitigate or eliminate potential

impacts. Changes and alterations to the Plan text and Land Use designations have been adopted which will substantially lessen or avoid significant environmental impacts as identified in the EIR. Additionally, the Board has adopted a Mitigation Monitoring Program for the Plan which outlines how the mitigation measures adopted as part of the Plan will be implemented, monitored, and evaluated.

Notwithstanding the disclosure of impacts identified in the EIR as significant and potentially significant, which have not been eliminated or mitigated to a level of insignificance, the Board acting pursuant to Section 15093 of the State CEQA Guidelines, hereby determines that the benefits of approving the proposed project outweighs the unmitigated adverse environmental impacts.

The Board has considered the public record on the Dry Creek-West Placer Community Plan and finds that the project is in the public interest in that a variety of economic, regional and social benefits from the Plan outweighs all such remaining unavoidable impacts. In particular the project will accomplish the following:

- 1. The Plan provides a broad framework and policy direction for development of the area.
- 2. It provides for sound and adequate housing to meet future needs anticipated in current population projections for all expected segments of the community, while ensuring compatibility with existing and proposed land uses.
- 3. It provides for preservation of the rural-residential character of part of the Plan area, while permitting additional housing, commercial, industrial, and public service uses in other areas.
- 4. It identifies existing natural resources and develops goals and policies for their preservation and enhancement.
- 5. It provides for orderly growth in conjunction with necessary expansion of infrastructure.

Furthermore, the adopted Plan is environmentally superior to the No-Project alternative (1967 Placer County General Plan) as documented in the EIR and therefore less impactful overall on the community environment.

WHEREAS, the Board of Supervisors recognizes that the Dry Creek-West Placer Community Plan amends the Placer County General Plan.

WHEREAS, the Board of Supervisors finds that the Dry Creek-West Placer Community Plan is a comprehensive, long-term plan for the physical development of the area which will serve to protect and enhance the health, safety, peace, and general welfare of the residents of the Plan area and the County of Placer as a whole.

NOW, THEREFORE, BE IT RESOLVED, that the Dry Creek West Placer Community (General) Plan is hereby adopted as shown in Exhibit A attached hereto and incorporated herein by reference.

Note:

REA-804 - Rezoning amending Placer County Code, Chapter 30, Maps 6D, 3C and 3D was adopted at the same time as this General Plan Amendment.

In the matter of:	RDINANCE ESTABLISHING Resol. No:
FOR THE DRY CR	EEK-WESTERN PLACER COUNTY Ord. No:4185-B
COMMUNITY PLAN	AREA.
	First Reading: 5-74-90
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The following ORDI	NANCE was duly passed by the Board of Supervisors
of the County of Place	er at a regular meeting held <u>May 22, 1990</u> .
by the following vote of	on roll call:
Ayes:	MAHAN, FERREIRA, HOGG, FLUTY, BELAND
Noes:	NONE
Absent:	NONE
Signed and approved by	y me after its passage. How Ellen
Attest: Clerk of said Board	Chairman, Board of Supervisors
Strinett	Exharp

The Board of Supervisors of the County of Placer, State of California, does hereby ordain as follows:

that Chapter 4, Construction Requirements, Subchapter 19, Dry Creek-Western Placer County Traffic Limitation Zone, is hereby amended as shown on Exhibit A attached hereto and by this reference incorporated herein.

Placer Coun Maps 6D, 3C rezonings i	An Ordinance amending ty Code, Chapter 30, and 3D relating to n the Dry Creek-West unity Plan Area (REA-80	Resol. No: 4187-B
		First Reading: May 14, 1990
•	•	
The following	ORDINANCE	_ was duly passed by the Board of Supervisors
	Placer at a regular meeting held	MAY 22, 1990
by the following	vote on roll call:	
Ayes:	MAHAN, FERREIRA, HOGG,	FLUTY
Noes:	BELAND	
Absent:	NONE	
Signed and appro	ved by me after its passage.	Gry Belind
Attest: Clerk of said Bo	And Hake	Chairman, Board of Supervisors

THE BOARD OF SUPERVISORS, OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

That Placer County Code, Chapter 30, Zoning Maps 6D, 3C and 3D relating to zoning in the Dry Creek-West Placer Community Plan area, is amended as shown on the Exhibit A, attached hereto and incorporated herein by reference.

The Board of Supervisors finds the above rezonings to be consistent with the Dry Creek-West Placer Community Plan.

NOTE:

GPA-282 - Dry Creek-West Placer Community Plan was adopted at the same time as this Rezoning.

In the matter of: An Ordinance amending Placer County Code, Chapter 30, Map 6D, relating to a rezoning in the Dry Creek-West Placer Community Plan area (REA-804).

Resol. No: 4193-B

First Reading: 5-22-90

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held May 29, 1990

by the following vote on roll call:

Ayes:

MAHAN, FERREIRA, HOGG, FLUTY, BELAND

Noes:

NONE

Absent:

NONE

Signed and approved by me after its passage.

Attest:

Clerk of-said Board

The Board of Supervisors, of the County of Placer, State of California, does hereby ordain as follows:

That Placer County Code, Chapter 30, Zoning Map 6D, Assessor's Parcel Numbers 474-120-18, 474-120-09 and 474-130-16, relating to zoning in the Dry Creek-West Placer Community Plan area, is amended as shown on Exhibit A, attached hereto and incorporated herein by reference.

The Board of Supervisors finds the above rezoning to be consistent with the Dry Creek-West Placer Community Plan.

Note: GPA-282, Dry Creek-West Placer Community Plan, was adopted on May 14, 1990.

BEFORE THE BOARD OF SUPERVISORS COUNTY OF PLACER, STATE OF CALIFORNIA

Resol. No: 94-238

DRY CREEK/V	A RESOLUTION TO AMEND THE VEST PLACER COMMUNITY PLAN THE WEST PLACER SPECIFIC PLAN 19)
	First Reading:
	esolution was duly passed by the Board of Supervisors of the County of Placer ng held, by the following vote
Ayes:	Ozenick, Lichau, Uhler, Ferreira
Noes:	Bloomfield
Absent:	None
Signed and appro	oved by me after its passage. Chairman, Board of Supervisors
Attest:	Chairman, Board of Supervisors
Clerk of said Bo	ard
Georgia -	Hake

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY RESOLVE:

WHEREAS, the Planning Commission and Board of Supervisors held public hearings as specified in the Resolution adopting the Placer County General Plan; and

WHEREAS, as a part of adoption of the Placer County General Plan, the Planning Commission and Board of Supervisors considered amendments to the Dry Creek/West Placer

Community Plan; and

WHEREAS, the Board of Supervisors has considered the recommendations of the Placer County Planning Commission, County staff, local community groups, other public agencies, and all members of the public who testified or submitted written comments; and

WHEREAS, the Board of Supervisors finds that this amendment to the Dry Creek/West Placer Community Plan conforms to all applicable sections of the California Government Code regarding general and community plans; and

WHEREAS, an Environmental Impact Report was prepared and certified for the Placer County General Plan in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Board of Supervisors certifies that the Placer County General Plan Environmental Impact Report adequately addresses this amendment to the Dry Creek/West Placer Community Plan; and

WHEREAS, CEQA and State and County Guidelines adopted pursuant thereto require this Board to make certain findings where the EIR identifies one or more significant effects which would or could result from approval of the Plan; and

WHEREAS, the findings and overriding considerations relied upon by the Board are set forth in the certification and adopted findings done for the Placer County General Plan; and

WHEREAS, the Board of Supervisors finds that this amendment to the Dry Creek/West Placer Community Plan provides a comprehensive, long-term plan for the physical development of the area which will serve to protect and enhance the health, safety, peace, and general welfare of the residents of the Plan area and the County of Placer as a whole.

NOW, THEREFORE, BE IT RESOLVED that the Dry Creek/West Placer Community Plan is hereby amended to include the West Placer Specific Plan Area. This amendment, as shown in Exhibit 1 attached hereto, and incorporated herein by reference, includes standards for development in the specific plan area and changes to the text as well as amendments to all of the exhibits and the community plan land use diagram to reflect the specific plan area.

NOTE: REA-839 was adopted concurrently with this Resolution.